

Design Statement 29-31 New Street, Barnsley

Background

P & J Textiles has been operating in Barnsley for around 47 years, and situated at its current premises since 1987. They currently operate a market stall in addition to the current property on New Street.

As a result of the current Barnsley Market and town centre redevelopment, and a loss in revenue from the market stall combined with the space adjustments made to all stall holders, P & J Textiles are exploring the possibility of concentrating all operations from the New Street premises, including living accommodation. This has led to the submission of a full planning application to extend and refurbish 29-31 New Street.

The current building is in need of refurbishment and to be brought up to date in terms of modern retail accommodation.

Proposal

It is proposed to extend the existing ground floor sales area into the existing rear car park, to incorporate the current first floor sales area and increase floor space to create a modern sales area on one floor making it more accessible, with greater circulation space.

At first floor, it is proposed to turn this into a 2 Bedroom private apartment with roof terrace, accessible only from the rear private entrance.

At basement level, additional storage space would be created.

Access and Egress

Currently the rear of the property is used as a private car park for use of up to 12 vehicles, this would be wholly taken up by the extension and private off road parking for four vehicles, and private access for the residential unit.

Deliveries for the retail unit would be via the designated loading bay situated in New Street.

External Improvement

The exterior of the rear of the property is in need of improvement. The whole of the rear section would be rendered to give a smart appearance in keeping with some surrounding buildings. The boundaries would be secured by a new brick boundary wall incorporating new electric gates for the residential unit and a new purpose built pitched roof store for bins for the commercial waste and residential re-cycling waste, thus keeping any commercial bins off the Albert Street footpath.

It is proposed to build a screen wall to the Albert Street elevation in keeping with the rest of the building to act as a baffle against street noise and commercial noise from the properties on the opposite side of Albert Street. Windows on this side of the residential aspect have been avoided and roof lights used in preference.

General

By concentrating activities to the one site, including the residential, we feel that the vehicular movement to and from New Street will be greatly reduced. As will traffic to the private car park to the rear, which will become purely residential.